

HoldenCopley

PREPARE TO BE MOVED

Holkham Close, Arnold, Nottinghamshire NG5 6PU

Guide Price £190,000 - £200,000

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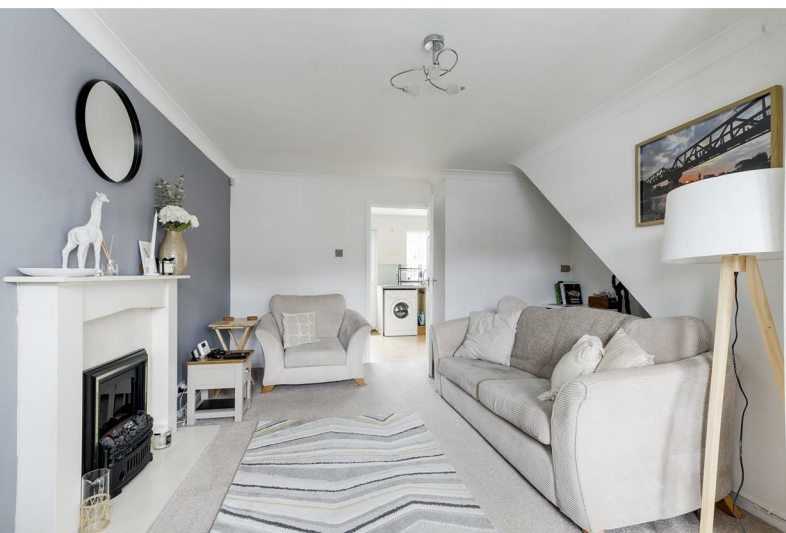


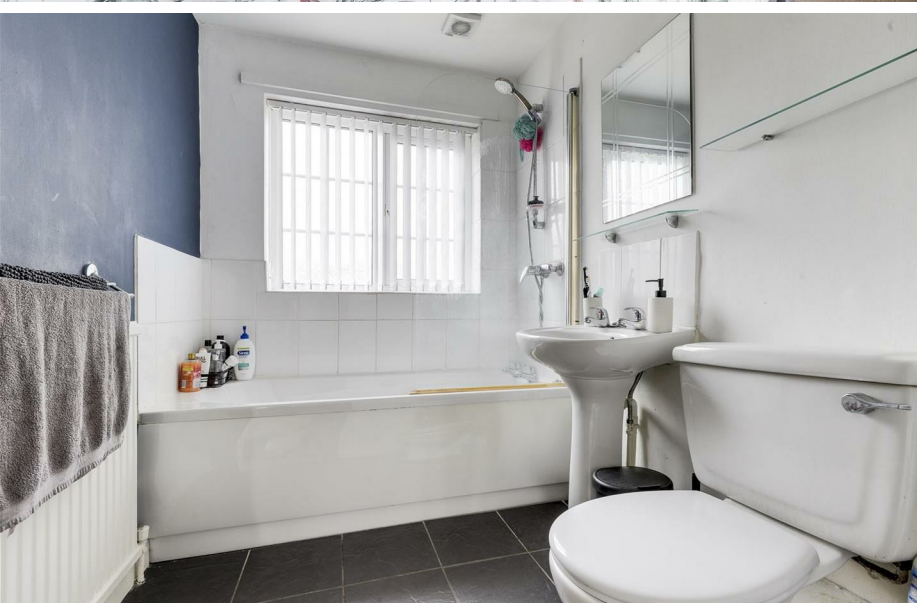
GUIDE PRICE £190,000 - £200,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this two bedroom mid terrace house is ideal for first time buyers looking to get onto the property ladder or investors looking for a fantastic rental opportunity. Situated in a popular residential area of Arnold, the property benefits from being within easy reach of local shops, schools, and excellent transport links to Nottingham City Centre and surrounding areas. To the ground floor, the accommodation comprises an entrance hall, a cosy living room featuring a charming fireplace with decorative surround, and a modern fitted kitchen/diner complete with ample storage and direct access to the rear garden. Upstairs, there are two well-proportioned bedrooms, with the master offering built-in storage, serviced by a three-piece bathroom suite. Outside, the property enjoys both front and rear gardens, including a private enclosed rear garden with a patio seating area, lawn, and access to a garage and off-street parking to the rear – perfect for outdoor relaxation or entertaining.

MUST BE VIEWED





- Mid Terrace House
- Two Bedrooms
- Cosy Living Room With Feature Fireplace
- Fitted Kitchen/Diner
- Three Piece Bathroom Suite
- Off-Street Parking & Garage
- Private Enclosed Garden
- Ideal For First Time Buyers
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'3" x 4'9" (1.62 x 1.46)

The entrance hall has wood-effect flooring, carpeted stairs, a built-in cupboard, and a single UPVC door leading into the property.

Living Room

16'9" x 13'4" (5.13 x 4.07)

The living room has carpeted flooring, a radiator, a feature fireplace with a decorative surround and a hearth, coving to the ceiling, and a UPVC double-glazed bow window to the front elevation.

Kitchen/Diner

13'4" x 8'1" (4.08 x 2.48)

The kitchen/diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and a drainer, an integrated oven and gas hob with a concealed extractor fan, space and plumbing for a washing machine, space for a fridge freezer, wood-effect flooring, partially tiled walls, a radiator, two UPVC double-glazed windows to the rear elevation, and a UPVC door leading out to the rear garden.

FIRST FLOOR

Landing

6'10" x 3'3" (2.10 x 1.01)

The landing has carpeted flooring, access to the landing, and provides access to the first floor accommodation.

Master Bedroom

13'6" x 10'1" (4.14 x 3.08)

The main bedroom has carpeted flooring, a radiator, built-in storage cupboards, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'4" x 7'5" (3.45m x 2.26m)

The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

8'0" x 5'7" (2.45 x 1.72)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawn, decorative bushes, and a blue slate chipped area.

Rear

To the rear of the property is a private enclosed rear garden with a paved patio seating area, a lawn, a gravelled area, access to the garage, and gated access to the parking space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

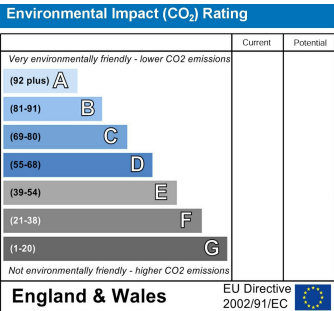
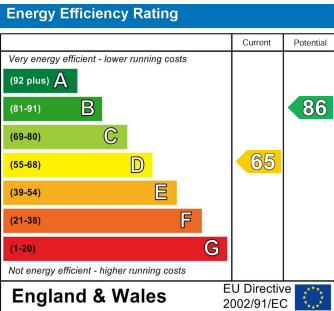
The vendor has advised the following:

Property Tenure is freehold.

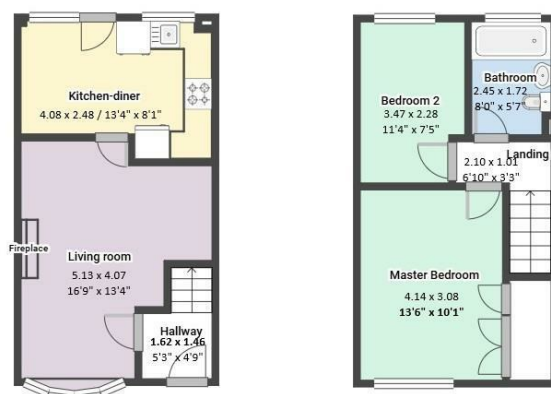
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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